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|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 1985 |
| Frontage (ft): | | Bathrooms: | 1 | Age: | 39 |
| Lot Area: | | Full Baths: | 1 | Zoning: | R5 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$1,285.89 |
| Rear Yard Exp: | | Maint. Fee: | 384.72 | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 001-990-608 |

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|-------------------------|--------------------|-------------------------|--------------------------------|
| Style of Home: | 1 Storey | Parking: | Total: 1 |
| Construction: | Frame - Wood | Covered Parking: | |
| Exterior: | Stucco | Parking Access: | Front |
| Foundation: | | Parking: | Open |
| Rain Screen: | | Locker: | Yes |
| Renovations: | | Units in Dev: | 21 - Total Units in Strata: 21 |
| # of Fireplaces: | 1 - Fuel: Electric | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Torch-On | Fixtures Leased: | No |
| Floor Finish: | Laminate,Tile | Fixtures Rmvd: | No |

View: Yes : Some mountain views

Mgmt. Company: HOMELIFE ADVANTAGE - 604-858-7368

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 8, PLAN NWS2299, DISTRICT LOT 341, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: Elevator,In Suite Laundry,Storage

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Smoke Alarm

Bylaw Restrict: Pets Not Allowed,Rentals Allowed,Smoking Restrictions

Listing Broker(s): RE/MAX All Points Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main | Foyer | 5'5 x 3'7 | | | |
| Main | Laundry | 6'3 x 5'9 | | | |
| Main | Kitchen | 10'1 x 7'10 | | | |
| Main | Dining Room | 14'3 x 11'5 | | | |
| Main | Living Room | 14'3 x 13'4 | | | |
| Main | Primary Bedroom | 13'3 x 10'8 | | | |
| Main | Bedroom | 11'9 x 10'9 | | | |

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|--------------------------------|------------|-----------------------------------|--------------------|-----------------------|------|--------------------|---|-----------------|----|
| Finished Floor (Main): | 1,087 sqft | # Of Rooms: | 7 | Bathroom Floor | Main | # of Pieces | 4 | Ensuite? | No |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | | | | | | |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | | | | | | |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | | | | |
| Finished Floor (Total): | 1,087 sqft | Basement: | None | | | | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | | | | |
| Grand Total: | 1,087 sqft | # Of Pets: | Cats: No, Dogs: No | | | | | | |

NO AGE RESTRICTIONS! IN-SUITE LAUNDRY! ALL AT AN AFFORDABLE PRICE!! Every nook and cranny is clean, clean, clean! Over 1000sf with 2 LARGE bedrooms, fresh paint, new laminate flooring in bedrooms on the quiet side of the building. Living and dining area is open and spacious with a cozy fireplace and lots of space for bigger furniture and a full dining set. Ample storage inside with linen closet, storage closet, plus coat closet, and a large balcony outside with some mountain views. Functional layout with tons of potential to make it your own. Super central location close to shopping and schools. Includes parking and storage. Don't miss out! OPEN HOUSE SAT JULY 27 1-3PM - COME ON BY!